

for sale

£240,000



Normandy House Wolsey Road Hemel Hempstead HP2 4TU

Executive apartment at Normandy House with **ALLOCATED PARKING**. Benefits include underfloor heating, wooden flooring throughout, fitted modern kitchen, stunning bathroom with "rainfall shower" and still covered by Buildzone warranty. Town Centre location and the ideal first time buy! Call now!

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Communal Entrance

Door to front with security entry system and stairs and lift to all floors.

Entrance Hall

Door to front with video phone system and cupboard with heating tank.

Lounge Open Plan To Kitchen

19' 1" x 10' 5" (5.82m x 3.17m)

Double glazed window, TV point and underfloor heating.

Kitchen Open Plan To Lounge

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and hob with cookerhood, integrated fridge/freezer, plumbing for washing machine and underfloor heating.

Bedroom

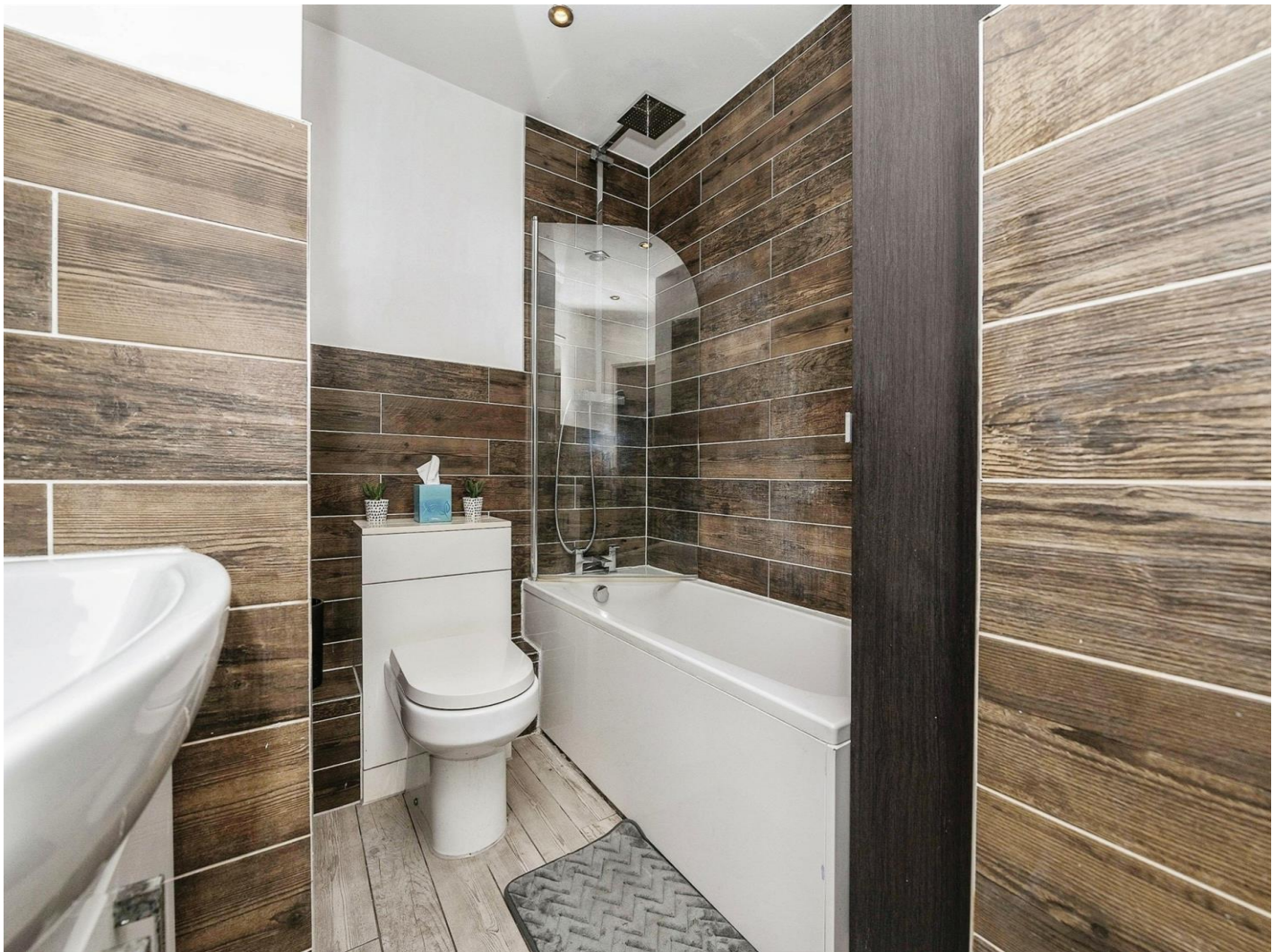
11' 5" x 9' 9" (3.48m x 2.97m)

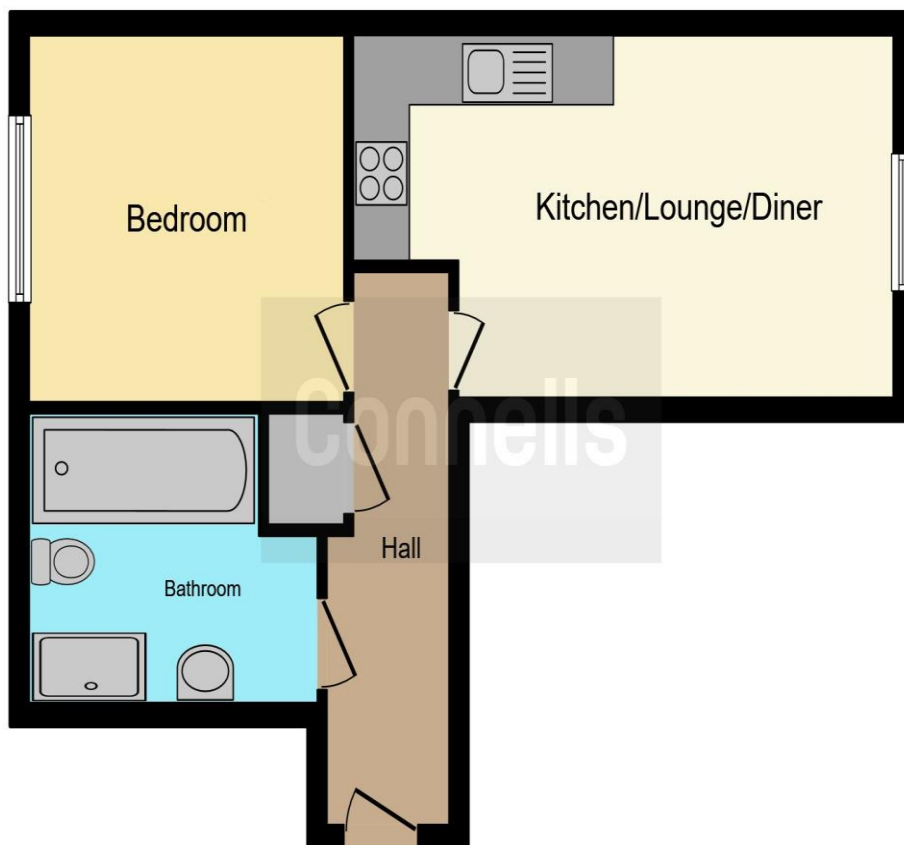
Double glazed window and underfloor heating.

Bathroom

Fitted with bath with Rainfall shower, wash hand basin, heated towel rail, low level WC and part tiling.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM311335 - 0007

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/HEM311335

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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